

PUBLIC NOTICES

**CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333**

ASSUMED NAME: Nelly & Beans.
PRINCIPAL PLACE OF BUSINESS IS: 503 3rd Street North, Sartell, MN 56377 USA.
NAMEHOLDER(S): Cloud City Smoke Shop, LLC, 508 Main Street South, #4, Sauk Centre, MN 56378 United States.
By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

/s/ Kent Gustafson
02/13/2024
H-11-2B

NOTICE OF PUBLIC HEARING ON VACATION OF A UTILITY EASEMENT PURSUANT TO MINNESOTA STATUTES §412.851

Notice is hereby given that a hearing will be held before the City Council on the 20th day of March, 2024, in City Hall located at 320 Oak Street South at 6:30 p.m. or as closely thereafter as practical to consider a proposed vacation of a utility easement on property located at 433 and 437 Pendergast Street legally described as:

All utility easements located on Lot 4, Block One Joseph Anthony except the westerly ten feet and the northerly five feet, and

and

All utility easements located on Lot 5, Block One, Joseph Anthony except the westerly ten feet and the northerly 174.5 feet and the northeasterly ten feet.

Public is invited to attend.
Dated this 1st day of March, 2024,
/S/ Vicki Willer, City Administrator/Clerk
Published March 7 & 14, 2024.

H-10-2B

NOTICE TO SAUK CENTRE TOWNSHIP RESIDENTS

Notice is hereby given that the Board of Appeal and Equalization for the Township of Sauk Centre, in Stearns County, Minnesota will meet at Magnifi Financial in Sauk Centre on Tuesday, April 2, 2024 at 2:00 pm for the purpose of reviewing and correcting 2024

assessment of taxes payable in 2025. All persons considering themselves aggrieved by said assessment or who wish to complain that the property of another is assessed too low are hereby notified to appear at the said meeting and show cause of having such assessment corrected.

Missy Schirmers, clerk
H-11-3B

PUBLIC NOTICE OF ABANDONED VEHICLE (Official Publication) NOTICE OF SALE

The personal property as follows, to-wit:
2017 Honda Civic
VIN# 2HGFC1F30HH652103
Plate# 7ZNW505 Towed from EB I-94 at the Melrose exit, MN by order of the Minnesota State Patrol Police Department on March 2, 2024.
All items will be sold May 2, 2024, by Centre Towing, Inc, City of Sauk Centre, County of Stearns, State of Minnesota,

pursuant to Minnesota Statutes, Chapter 168B.
The registered owner or lienholder has the right to reclaim the vehicle under section 168B.051. Failure to claim the impounded vehicle under section 168B.051 is deemed to waive any right to reclaim the vehicle and consents to the disposal or sale of the vehicle.
Dated: March 8, 2024
411 Lincoln Loop,
Sauk Centre, MN 56378
(320-352-1500)

H-11-1B

ADVERTISEMENT FOR BIDS

Sealed bids will be received by the General Manager of Sauk Centre Public Utilities, Sauk Centre, Minnesota, at the Utility Offices at 101 Main Street South, Sauk Centre, MN 56378 **before 2:00 PM, April 3, 2024**, for Furnishing Transmission Line Materials – North Transmission Line, at which time the bids shall be publicly opened and read aloud.

The equipment is described in general as follows:

- Laminated Wood Poles
- Transmission Poles
- 69 kV Insulators
- Overhead High Voltage Conductor

The above equipment shall be in accordance with the specifications and proposed form of contract now on file in the office of the Sauk Centre Public Utilities, Minnesota, by this reference made a part hereof as though fully set out and incorporated herein.

Each bid shall be made on bid form furnished by the Engineer and shall be accompanied by bid security in the form of a certified check or bid bond, made payable to the Sauk Centre Public Utilities, in the amount of ten percent (10%) of the bid, which security becomes the property of Sauk Centre Public Utilities in the event the successful bidder fails to enter into a contract and post satisfactory performance and payment bonds.

Suppliers desiring a copy of the project documents for individual use may obtain them from www.questcdn.com. You may download the digital plan documents for \$22 by inputting **Quest project #9020868** website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information. An optional paper set of the proposal forms and specifications for individual use may be obtained from the office of the Engineer, DGR Engineering, 1302 South Union Street, PO Box 511, Rock Rapids, IA 51246, telephone 712-472-2531, Fax 712-472-2710, e-mail dgr@dgr.com, upon payment of \$75.00, none of which is refundable.

Upon shipment of the complete equipment, the Supplier shall submit to the Owner a detailed statement of the equipment shipped and installed. The Owner shall, within thirty (30) days after delivery receipt of the material, required test reports, record drawings and associated invoice, pay the Supplier 100 percent (100%) of the contract price of the material.

All materials shall be delivered per the dates set in the Specifications. If the bidder is unable to meet this delivery date, the next available date should be listed on the bid form and the Owner will take that into consideration.

Sauk Centre Public Utilities reserves the right to defer acceptance of any proposal for a period not to exceed thirty (30) days after the date proposals are received and no proposal may be withdrawn during this period. The Sauk Centre Public Utilities also reserves the right to reject any or all bids and enter into such contract as it shall be deemed to be in the best interest of Sauk Centre Public Utilities.
Dated this 8th Day of March 2024.

SAUK CENTRE PUBLIC UTILITIES
SAUK CENTRE, MINNESOTA
By /s/ Debbie Boyer
General Manager
H-11-2B

PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: September 19, 2007
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$375,000.00
MORTGAGOR(S): Stephen D Kurilla and Joan L Kurilla, husband and wife as joint tenants
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Bank, FSB, its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: September 25, 2007 Stearns County Recorder Document Number: 1239099
And reformed by: Court Order Recorded: February 10, 2023 Document Number: A1648603
ASSIGNMENTS OF MORTGAGE: And assigned to: Federal National Mortgage Association Dated: March 6, 2018
Recorded: March 9, 2018 Stearns County Recorder Document Number: A1516061
And assigned to: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST Dated: March 4, 2019
Recorded: March 4, 2019 Stearns County Recorder Document Number: A1539272
And assigned to: DLJ MORTGAGE CAPITAL, INC. Dated: November 28, 2022
Recorded: December 23, 2022 Stearns County Recorder Document Number: A1646559
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 1001337-0002414559-4

Lender/Broker/Mortgage Originator: Countrywide Bank, FSB
Residential Mortgage Servicer: Select Portfolio Servicing, Inc.
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 17083 Upper Spunk Lake Rd, Avon, MN 56310-9605
Tax Parcel ID Number: 03.01461.0000
LEGAL DESCRIPTION OF PROPERTY: Lot 10, RETZMANN'S RE-SUBDIVISION, according to the recorded plat thereof, EXCEPT that part of said Lot 10 described as follows: Beginning at the southwest corner of said Lot 10, which point is located on the shoreline of Upper Spunk Lake; thence easterly on and along the southerly line of said Lot 10, a distance of 210 feet, more or less, to the westerly right of way line of Upper Spunk Lake Road, said point being the southeast corner of said Lot 10; thence in a northerly direction on and along said westerly right of way line, a distance of 30 feet, more or less, to the centerline of a small Creek flowing into Upper Spunk Lake; thence westerly following the centerline of said Creek, as it now exists, to the point where the same enters into Upper Spunk Lake and which point is 55 feet, more or less, northerly from the point of beginning; thence in a southerly direction following the shoreline of Upper Spunk Lake, a distance of 55 feet, more or less, to the point of beginning.
And also EXCEPT that part of Lot 10, RETZMANN'S RE-SUBDIVISION, according to the recorded plat thereof, Stearns County, Minnesota,

described as follows: Beginning at the northwest corner of said Lot 10, which point is located on the shoreline of Upper Spunk Lake; thence southeasterly along the westerly line of said Lot 10, for a distance of 40 feet; thence northeasterly in a straight line to a point on the north line of said Lot 10, distant of 128.9 feet easterly from the northwest corner of said Lot 10; thence westerly along the northerly line of said Lot 10, a distance of 128.9 feet to the point of beginning.
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$502,407.76
THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:
DATE AND TIME OF SALE: March 27, 2024 at 10:00 AM
PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota
to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.
If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the

property on or before 11:59 p.m. on September 27, 2024, or the next business day if September 27, 2024 falls on a Saturday, Sunday or legal holiday.
Mortgagor(s) released from financial obligation: NONE
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.
THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
DATED: February 1, 2024
MORTGAGEE: DLJ Mortgage Capital, Inc.
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 054071-F1
H-6-6B

Notice of Raymond Township Reorganization Meeting

Notice is hereby given that the Reorganization meeting for Raymond Township, Stearns County will be held Tuesday, March 19, 2024 at 8:00 p.m. at the Padua Pub Back Room, 33945 Co. Rd. 18, Sauk Centre, MN.

Ginny Borgerding
Raymond Township Clerk
Publish – March 7 & 14, 2024
H-10-2B

NOTICE OF ANNUAL MELROSE TOWNSHIP ROAD TOUR

The Melrose Township Board of Supervisors will conduct the annual Township Road Tour on Wednesday, April 3, 2024. Departure time will be at 8:30 a.m. from the Town Hall. Any changes in date or time will be posted on the bulletin board at the Town Hall.

Cecilia Tylutki-Clerk
PH-11-2B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: December 20, 2021
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$239,481.00
MORTGAGOR(S): Aaron Hutte, a married man
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: December 21, 2021 Stearns County Recorder Document Number: A1622267

their personal representatives or assigns.
If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on September 12, 2024, or the next business day if September 12, 2024 falls on a Saturday, Sunday or legal holiday.
Mortgagor(s) released from financial obligation: NONE
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ASSIGNMENTS OF MORTGAGE: And assigned to: Rocket Mortgage, LLC, FKA Quicken Loans, LLC
Dated: December 18, 2023
Recorded: December 26, 2023 Stearns County Recorder Document Number: A1665470
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100039034916804273

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.
THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Lender/Broker/Mortgage Originator: Rocket Mortgage, LLC, FKA Quicken Loans, LLC
Residential Mortgage Servicer: Rocket Mortgage, LLC
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 250 School Ave, Brooten, MN 56316
Tax Parcel ID Number: 46.28242.0000
LEGAL DESCRIPTION OF PROPERTY: Lots 1 and 2, Block 3, Ille's Addition to the City of Brooten; according to the recorded plat thereof on file and of record in the office of the Stearns County Recorder
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$248,917.25

DATED: January 17, 2024
MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 054095-F1

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:
DATE AND TIME OF SALE: March 12, 2024 at 10:00 AM
PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota
to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s),

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for March 12, 2024 at 10:00 AM has been postponed to April 11, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State.
DATED: March 8, 2024
MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 054095-F1
H-11-1B

NOTICE: default has occurred in the following TWO MORTGAGES and all conditions in Minn. Stat. §580.02 have been met.

MORTGAGOR: David J. Stadther; MORTGAGEE: First State Bank of Sauk Centre
MORTGAGE ONE, ORIGINAL PRINCIPAL: \$132,000
MORTGAGE ONE, DATE: Oct. 12, 2012
MORTGAGE ONE, RECORDING DATE: Nov. 15, 2012 Doc: A1384058 with the Stearns County Recorder
MORTGAGE ONE, AMOUNT DUE AS OF DATE OF NOTICE: \$127,414.96
MORTGAGE TWO, ORIGINAL PRINCIPAL: \$99,000
MORTGAGE TWO, DATE: Dec. 18, 2019
MORTGAGE TWO, RECORDING DATE: Jan. 17, 2020 Doc: A1561274 with the Stearns County Recorder
MORTGAGE TWO, AMOUNT DUE AS OF DATE OF NOTICE: \$109,872.31
LEGAL DESCRIPTION: The North Half of the Southwest

NOTICE IS HEREBY GIVEN

that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: November 1, 2005
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$133,000.00
MORTGAGOR(S): Zach L Janssen, a single man and Roberta D Davis, a single woman
MORTGAGEE: JPMorgan Chase Bank, N.A.
DATE AND PLACE OF RECORDING: Recorded: November 8, 2005 Stearns County Recorder Document Number: 1175111
LOAN MODIFICATION: Dated: March 14, 2015
Recorded: April 9, 2015
Document Number: 1440755
ASSIGNMENTS OF MORTGAGE: And assigned to: Lakeview Loan Servicing, LLC
Dated: January 18, 2019
Recorded: January 25, 2019 Stearns County Recorder Document Number: 1537367
Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable

NOTICE IS HEREBY GIVEN

that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: August 14, 2015
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$145,816.00
MORTGAGOR(S): Ryan W Oldakowski, a single person
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Stearns Lending, LLC, its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: September 15, 2015 Stearns County Recorder Document Number: A1452069
LOAN MODIFICATION: Dated: June 18, 2021
Recorded: August 3, 2021
Document Number: A1610062
ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac Loan Services, LLC
Dated: July 16, 2018
Recorded: July 25, 2018 Stearns County Recorder Document Number: A1525407
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100183300003916898
Lender/Broker/Mortgage Originator: Stearns Lending, LLC
Residential Mortgage Servicer: PennyMac Loan Services, LLC

NOTICE OF MORTGAGE FORECLOSURE SALE

Quarter (N ½ of SW ¼) and that part of the Southwest Quarter of the Southwest Quarter (SW ¼ of SW ¼), all in Section 26, Township 123, Range 34 lying Northerly of the right of way of Minneapolis, St. Paul & Sault Ste. Marie Railway Company as now located and constructed. Less and except ½ acre described as follows: Beginning at a point on the Northerly boundary of said right of way 646 feet Southeastly from its intersection with the West line of the SW ¼ of SW ¼ of said Section 26; thence Southeastly along said right of way a distance of 16 rods; thence Northeastly and at right angles thereto 5 rods to a stake; thence at right angles and parallel with the centerline of the main track of said Railway Company a distance of 16 rods; thence at right angles in a Southwesterly direction 5 rods to the place of beginning.
ALSO EXCEPT: All that part of the following described tract: The W ½ of SW ¼ of Section 26, Township 123, Range 34 lying Northeastly of the said Railway, which lies

Southwesterly of a line run parallel with and distant 75 feet Northeastly of the following described line: Beginning at a point on the Westerly boundary of said Section 26 distant 1258.1 feet Northerly of the Southwest corner thereof; thence run Southeastly at an angle of 70°28' with said Westerly boundary for a distance of 251.7 feet; thence deflect to the right on an 01°15' curve, delta angle 06°35' for a distance of 526.7 feet; thence on a tangent to said curve for a distance of 800 feet and there terminating, except therefrom the right of way of the existing highway.

PROPERTY ADDRESS: 39062 State Hwy 55, Belgrade, Stearns County, MN 56312. Property IDs: 07.04021.0000 & 07.04021.0005

TIME/PLACE OF SALE: Thursday, March 28 at 10AM at the Stearns County Law Enforcement Center, 807 Courthouse Square, St. Cloud, MN 56303

REDEMPTION PERIOD: Unless the mortgage is reinstated under Minn. Stat. §580.30 or the property is redeemed under

Minn. Stat. §580.23, you must vacate the premises by 11:59 p.m. on March 28, 2025. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES CONTAIN A RESIDENTIAL DWELLING WITH FEWER THAN FIVE UNITS, ARE NOT USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: February 14, 2024
Sandvig Law PLLC
By: Aaron Sandvig, attorney for mortgagee
PO Box 432 Sauk Centre, MN 56378
320-433-1943
THIS IS AN ATTEMPT TO COLLECT A DEBT
H-7-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

Lender/Broker/Mortgage Originator: JPMorgan Chase Bank, N.A.
Residential Mortgage Servicer: Nationstar Mortgage LLC
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 510 9th St N, Albany, MN 56307
Tax Parcel ID Number: 40.25336.0144
LEGAL DESCRIPTION OF PROPERTY: Lot One (1), Block Five (5) of Stonebrooke, Stearns County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$130,883.79
THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; that this is registered property; PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:
DATE AND TIME OF SALE: April 16, 2024 at 10:00 AM
PLACE OF SALE: County Sheriff's office, Law

Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota
to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.
If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on October 16, 2024, or the next business day if October 16, 2024 falls on a Saturday, Sunday or legal holiday.
Mortgagor(s) released from financial obligation: NONE
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME

PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: February 22, 2024
MORTGAGEE: Lakeview Loan Servicing, LLC
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 054052-F1
H-9-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 38444 County Road 1, Sartell, MN 56377-9727
Tax Parcel ID Number: 04.01761.0000
LEGAL DESCRIPTION OF PROPERTY: That part of Government Lot 3 situated in Section 33, Township 126 North, Range 28 West, described as follows: Commencing at the point of intersection of the North line of said Government Lot 3 within the centerline of State Aid Road No. 1, Stearns County; thence East on the North line of said Government Lot 3 a distance of 856.8 feet; thence South at right angles 785 feet for the point of beginning; thence continuing South on the last described course 115 feet; thence West at right angles 585.8 feet to said center line of State Aid No. 1; thence Northwestly on said center line to a line drawn through the point of beginning, said line being parallel to the North line of Government Lot 3; thence East on said parallel line to the point of beginning, Stearns County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$144,381.56
THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted

at law or otherwise to recover the debt secured by said mortgage, or any part thereof; that this is registered property; PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:
DATE AND TIME OF SALE: April 16, 2024 at 10:00 AM
PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.
If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on October 16, 2024, or the next business day if October 16, 2024 falls on a Saturday, Sunday or legal holiday.
Mortgagor(s) released from financial obligation: NONE
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.
THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: February 20, 2024
MORTGAGEE: PennyMac Loan Services, LLC
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 052558-F2
H-9-6B